

STATE OF MICHIGAN
DEPARTMENT OF LABOR & ECONOMIC GROWTH
OFFICE OF FINANCIAL AND INSURANCE SERVICES

Before the Commissioner of the Office of Financial and Insurance Services

In the matter of:

Blue Ridge Property Management, LLC
52494 Blue Ridge
Shelby Township, MI 48316

Enforcement Case No. 06-4911

Richard Lemanski, Member

Respondents

Issued and entered,
on 19 Dec 2026
by Frances K. Wallace,
Chief Deputy Commissioner

CONSENT ORDER

I.
BACKGROUND

Blue Ridge Property Management, LLC is a Michigan domiciled corporation organized under the laws of the State of Michigan. Richard Lemanski is the sole member of Blue Ridge Property Management, LLC (Respondents). Respondents are not presently licensed by the Office of Financial and Insurance Services ("OFIS") pursuant to the Mortgage Brokers, Lenders, and Servicers Licensing Act ("MBLSLA"), Act No. 173 of 1987, as amended, MCL 445.1651 *et seq.* or any other consumer finance statute regulated by OFIS. In reviewing past practices of Respondents, OFIS staff determined that Respondents conducted mortgage-related activities,

which require licensure as a mortgage broker under the MBLSLA. Respondents and OFIS staff conferred and agreed to resolve this matter according to the terms set forth below:

**II.
FINDINGS OF FACT AND CONCLUSIONS OF LAW**

1. Respondent Richard Lemanski is presently employed as a branch manager with a licensee, Hamlin Mortgage Company, license no. FL-2334. Respondent Richard Lemanski has been employed with Hamlin Mortgage Company since September of 2004.
2. Respondent Richard Lemanski is the sole member of Blue Ridge Property Management, LLC.
3. Respondent Blue Ridge Property Management, LLC is not licensed by OFIS pursuant to the MBLSLA or any other consumer finance statute regulated by OFIS.
4. As a branch manager of Hamlin Mortgage Company, Respondent Richard Lemanski originates mortgage loans, and receives remuneration from Hamlin Mortgage Company for his services.
5. In a letter dated August 2, 2006, Respondent Richard Lemanski indicated that 70% of the commissions he earned from Hamlin Mortgage Company were reported to the Internal Revenue Service ("IRS") on W-2 forms, and after the deduction of the appropriate taxes, Respondent Blue Ridge Property Management, LLC received 22.1% of Respondent Richard J. Lemanski's commissions, which were reported to the IRS on Forms 1099.
6. In 2005, Respondent Richard Lemanski received nonemployee compensation from Hamlin Mortgage Company in the sum of \$83,476.41.
7. Section 2(1) of the MBLSLA prohibits a person from acting as a mortgage broker, mortgage lender, or mortgage servicer without first obtaining a license or registration.

8. Section 2(3) of the MBLSLA prohibits a residential mortgage loan originator (also known as a loan officer) from receiving directly or indirectly any compensation, commission, fee, points or other remuneration from a mortgage broker, mortgage lender, or mortgage servicer other than his/her employer.

9. Respondents conducted first lien mortgage business without the requisite license or registration certificate required under Section 2(1) of the MBLSLA.

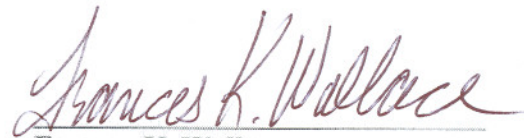
III. ORDER

Therefore it is ORDERED that:

1. Respondents shall cease and desist violating sections 2(1) and 2(3) of the MBLSLA.
2. Richard Lemanski, both individually and in any representative capacity, where licensure as a mortgage broker under the MBLSLA is required and granted, shall establish and maintain a program to monitor and ensure compliance with all state and federal consumer laws and regulations relating to all mortgage activity.
3. Richard Lemanski, both individually and in any representative capacity, where licensure as a mortgage broker under the MBLSLA is required and granted, shall educate himself and all employees with respect to all state and federal consumer laws and regulations, including the Mortgage Brokers, Lenders, and Servicers Licensing Act.
4. Richard Lemanski, both individually and in any representative capacity, where licensure as a mortgage broker under the MBLSLA is required and granted, shall review and ensure that compliance with the OFIS Consumer Finance Bulletin No. 2003-09-CF, posted on the OFIS website, which clarifies OFIS's position on employees and branch offices in Michigan.

5. Richard Lemanski, both individually and in any representative capacity, where licensure as a mortgage broker under the MBLSLA is required and granted, shall immediately designate a compliance officer, and provide written notification to OFIS of the compliance officer's name and business address, to ensure compliance with all applicable state and federal laws, and Mr. Lemanski shall notify the Office of Financial and Insurance Services of any change in designation of the compliance officer within 30 days of such re-designation.

The Commissioner retains jurisdiction over the matters contained herein and has the authority to issue such further order(s) as she shall deem just, necessary, and appropriate in accordance with the provisions of the MBLSLA. Failure by Richard Lemanski and Blue Ridge Property Management, LLC, both individually and in any representative capacity, where licensure as a mortgage broker under the MBLSLA is required and granted, to abide by the terms and provisions of this Order may result in the commencement of additional proceedings.


Frances K. Wallace,
Chief Deputy Commissioner